178.0	0007	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,100 / 694,100
					USE VALUE:	694,100 / 694,100
					ASSESSED:	694,100 / 694,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRAYSON THOMAS H
Owner 2:	POLLAK DEBRA S
Owner 3:	
Street 1:	7 DAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOIKE SAMUEL J--ETAL -
Owner 2:	BOIKE ANTOINETTE D -
Street 1:	7 DAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2322 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	282,500		411,600	694,100
Total Card	0.129	282,500		411,600	694,100
Total Parcel	0.129	282,500		411,600	694,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.95 /Parcel: 298.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120979

GIS Ref

GIS Ref

Insp Date 07/13/18

!14025!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,500	0	5,600.	411,600	694,100		Year end	12/23/2021
2021	101	FV	272,700	0	5,600.	411,600	684,300		Year End Roll	12/10/2020
2020	101	FV	272,800	0	5,600.	411,600	684,400	684,400	Year End Roll	12/18/2019
2019	101	FV	242,000	0	5,600.	411,600	653,600	653,600	Year End Roll	1/3/2019
2018	101	FV	241,600	0	5,600.	346,900	588,500	588,500	Year End Roll	12/20/2017
2017	101	FV	241,600	0	5,600.	317,500	559,100	559,100	Year End Roll	1/3/2017
2016	101	FV	241,600	0	5,600.	270,500	512,100	512,100	Year End	1/4/2016
2015	101	FV	240,400	0	5,600.	235,200	475,600	475,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:12:00

LAST REV

Date	Time
07/30/18	09:09:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14025

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOIKE SAMUEL J-	1379-18		12/23/2009		465,000	No	No		
	726-14		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	120979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2013	1235	Manual	10,925	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Meas/Inspect	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
11/4/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

Total AC/HA:	0.12856	Total SF/SM:	5600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 411,600	Spl Credit	Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	INT GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98843086
Adj $ / SQ:	133.438
Other Features:	107115
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383806
Depreciation:	101325
Depreciated Total:	282481

COMMENTS

OTH FIX=SINK/BMT; PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

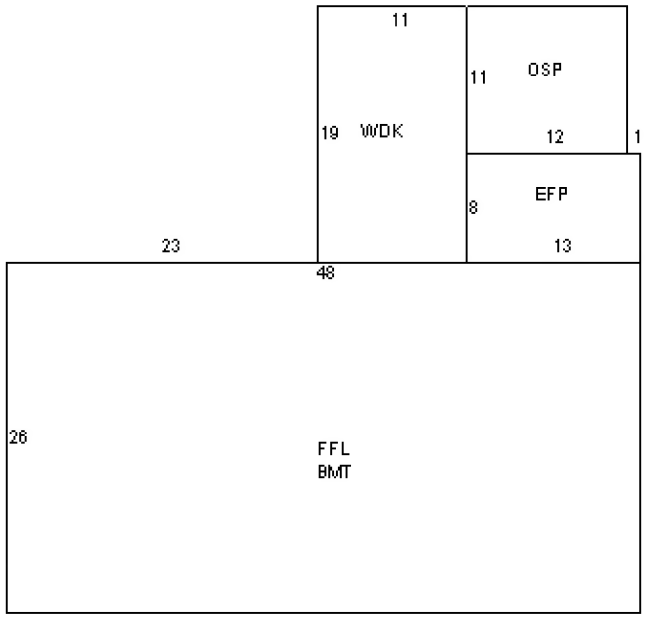
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.44
Special Features:	0	Val/Su Net:	97.78
Final Total:	282500	Val/Su SzAd	231.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	83.270	101,750
FFL	First Floor	1,222	133.440	163,061
WDK	Deck	209	10.660	2,228
OSP	Screen Porch	132	31.530	4,162
EFP	Enclos Porch	104	52.790	5,490

Net Sketched Area:	2,889			Total:	276,691
Size Ad	1222	Gross Area	2889	FinArea	2322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0007-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1996	0.00	T	18.4	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: